

STAFF REPORT

Planning and Zoning:	1/6/2025	Staff Contact:	Kirstin Gummelt, Planner II
Agenda Item:	2025-0064	E-mail:	kristing@pflugervilletx.gov
Case No.	FP2024-000233	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Impact Way IV; an approximate 17.6863 acres of land out of the William Caldwell Survey, Abstract No. 162; in Travis County, Texas, generally located south of the terminus of Impact Way and west of SH 130 (FP2024-00233).

LOCATION: The subject property is located generally south of the terminus of Impact Way and east of SH 130.

ZONING: The property is zoned Urban (Level 4: CL4)

ANALYSIS:

The Impact Way IV final plat encompasses an approximate 17.686-acre tract that was formally TxDOT property and was recently acquired by the Pflugerville Community Development Corporation. The proposed final plat is intended to create three lots and dedicate right-of-way to extend Impact Way to the south.

TRANSPORTATION:

The subject property is located south of the terminus of Impact Way and west of SH 130. The preliminary plan includes the extension of Impact Way through the property with a stub to the tract to the south for future continuance. Impact Way is classified as a major collector with 70 feet of right-of-way and a total of 2.335 acres is being dedicated for the public right-of-way.

UTILITIES:

The final plat is located within the City of Pflugerville CCN for water and wastewater.

STAFF RECOMMENDATION:

The final plat meets minimum requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- Impact Way IV Final Plat (separate attachment)

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LOCATION MAP:

